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MT6- 65413 TM

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State of Oregon, County of Klamath
Recorded 07/06/2004 3:39 p m
Vol M04 Pg 44196
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESERVE

After recording return to:
FABIO ERNESTO RIVERA
7227 RUTH DRIVE
KLAMATH FALLS, OR 97601

Until a change is requested all
tax statements shall be sent to
The following address:

FABIO ERNESTO RIVERA
7227 RUTH DRIVE
KLAMATH FALLS, OR 97601

Escrow No. MT65413-TM

STATUTORY WARRANTY DEED

LILA G. BERTINO and HOWARD L. DUFFEY, with the rights of survivorship, Grantor(s) hereby convey and warrant to **FABIO ERNESTO RIVERA**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 16, TRACT 1288, SAGE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3909-013AA-09300-000

Key No.: 885321

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$110,000.00**.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 24 day of June, 2004

Lila G. Bertino
LILA G. BERTINO

Howard L. Duffey
HOWARD L. DUFFEY

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 24, 2004 by LILA G. BERTINO and HOWARD L. DUFFEY.

Sumara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05



2/00
am